

## **16 Miles Bank, Spalding, PE11 3EZ**

**Offers In Excess Of £460,000**

- Great frontage with a parking for multiple cars
- River views to front
- Spacious rooms throughout
- Great flowing home
- Four double bedrooms
- Popular location within easy access of amenities
- Double garage
- Three reception rooms plus conservatory

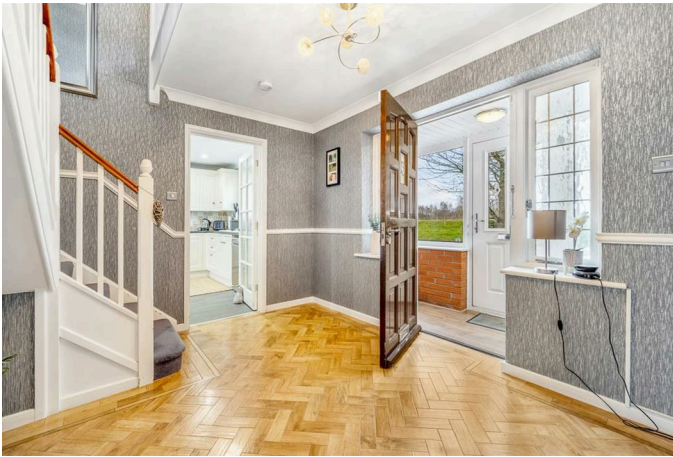
Stunning Family Home with River Views – Welcome to Miles Bank

Situated in the highly sought-after Woolram Wygate estate, this impressive executive home offers exceptional space, fantastic frontage, and a double garage.

From the moment you step inside, you're welcomed by a spacious and inviting hallway. The layout flows beautifully, with each room offering generous proportions and a bright, airy feel. Upstairs, you'll find four double bedrooms and two well-appointed bathrooms, providing ample space for the whole family.

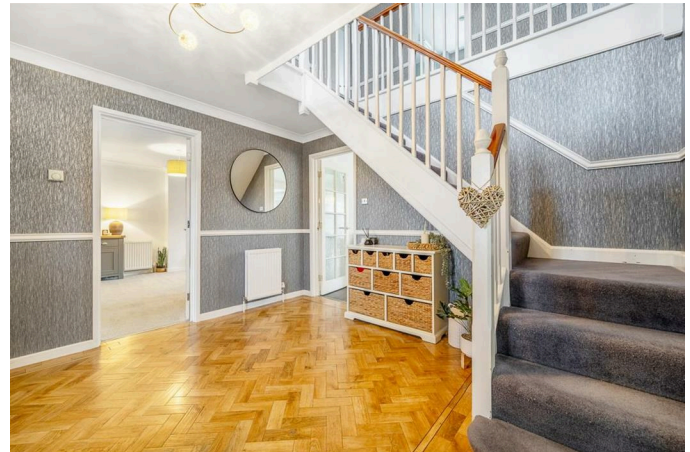
If you're looking for the perfect place to put down roots, this home is not to be missed!

### Entrance Porch 3'7" x 10'2" (1.10m x 3.12m)



UPVC entrance door to front. UPVC windows to side. Wood effect laminate flooring. The perfect space for all your shoes and coats with door leading to -

### Entrance hall 10'5" x 11'10" (3.20m x 3.62m)



Wooden entrance door with glazed side panels. Radiator. Dado rail. Parquet style flooring. Stairs leading to landing.

### Lounge 23'7" x 12'10" (7.20m x 3.92m)



UPVC double glazed window to rear. Brick built feature fireplace with log burner, oak beam, tiled hearth and surround. TV point. 2 Radiators. Carpeted.

### Study 9'0" x 12'10" (2.75m x 3.92m)



UPVC double glazed window to front. Radiator. Carpeted.

**Kitchen 22'11" x 10'9" (7.00m x 3.30m)**

UPVC double glazed window to front. UPVC double glazed doors to rear garden. Matching wooden base and eye level units with worktop space over. Ceramic sink unit with mixer tap over. Space and plumbing for dishwasher. Belling Range cooker with extractor over. Single radiator. Partially tiled walls. Spot lights. Wood effect vinyl floor.

**Dining Room 11'10" x 11'10" (3.62m x 3.62m)**

Wooden double French doors with glazed side panels leading to the conservatory. Radiator. Low level light fitting. Wood effect vinyl floor.

**Conservatory 11'1" x 11'10" (3.40m x 3.62m)**

Half brick with UPVC double glazed window surround. Polycarbonate roof. Tiled flooring. Double doors to rear garden.

**Utility Room 8'9" x 9'3" (2.68m x 2.82m)**

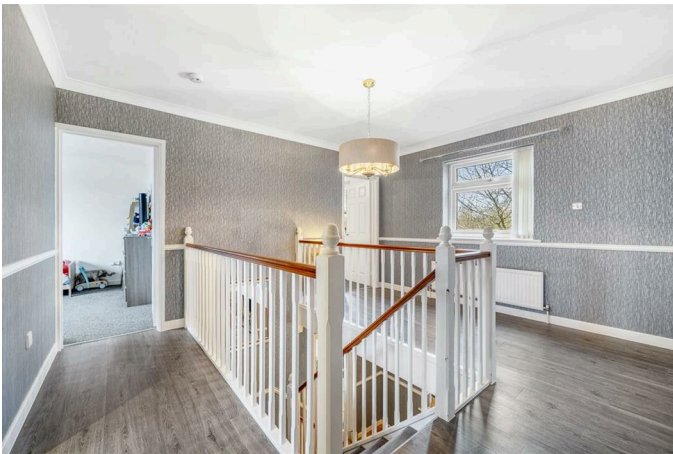
UPVC double glazed window to rear. Fitted with a matching range base units with worktop space over. Circular stainless steel sink with adjustable tap. Partially tiled walls. Boiler. Space for washing machine and tumble dryer. Tiled flooring. Pedestrian door to garage.

**Cloakroom 4'9" x 4'5" (1.46m x 1.36m)**

UPVC frosted double glazed window to rear. Fitted with a two piece suite comprising a pedestal wash hand basin. Toilet. Tiled splashback. Single radiator.

**Rear Porch**

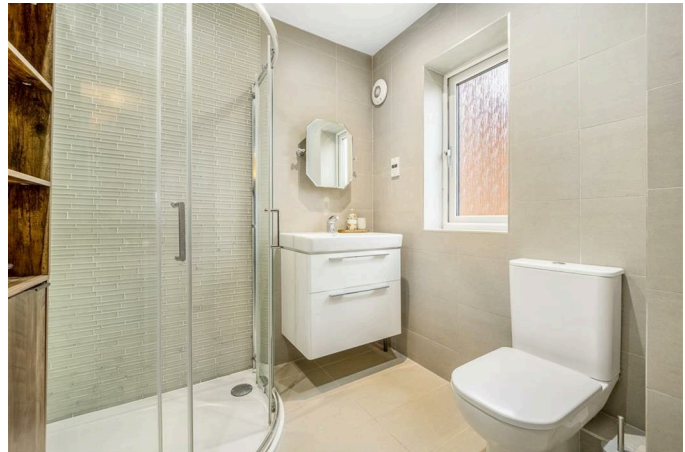
UPVC double glazed window to side. UPVC door to rear garden. Partial brick walls. Tiled flooring.

**First Floor Landing 14'1" x 11'11" (4.31m x 3.64m)**

Galleried landing with UPVC double glazed window to front. Dado rail. Built-in airing cupboard with immersion heater. Radiator.

**Bedroom 1 12'10" x 12'9" (3.93m x 3.91m)**

UPVC double glazed window to rear. Built-in cupboard. Single radiator. Panelled wall. Wood effect laminate flooring.

**En-suite 6'4" x 7'0" (1.94m x 2.14m)**

UPVC frosted double glazed window to side. Re-fitted with a three piece suite comprising a corner shower cubicle with separate shower attachment over. Tiled walls. Tiled floor. Wash hand basin set in vanity unit. Toilet. Shaver point. Heated towel rail. Spotlights.

**Bedroom 2 13'0" x 12'10" (3.97m x 3.93m)**

UPVC double glazed window to front. Single radiator. Carpeted.

**Bedroom 3 11'10" x 10'9" (3.63m x 3.30m)**

UPVC double glazed window to rear. Built-in wardrobes. Single radiator. Loft access. Carpeted.

**Bedroom 4 10'7" x 10'11" (3.24m x 3.33m)**

UPVC double glazed window to front. Built-in storage cupboard with sliding doors, shelving and hanging rail. Single radiator. Carpeted.

**Bathroom 8'4" x 9'2" (2.56m x 2.80m)**

UPVC frosted double glazed window to rear. Fitted with a four piece suite comprising a free standing oval bath. Double shower cubicle with shower attachment over. Toilet. Wash hand basin set in vanity unit. Tiled walls. Heated towel rail. Spotlights. Shaver point. Tiled flooring. Feature tiled wall around the bath. Extractor fan.

**Outside**

Front: Block paved driveway allowing off road parking for several vehicles with access to double garage. Hedgerow to side. Lawn area. Well established trees and bushes. Outside lighting. Side access gate leading to the rear.

Rear: Enclosed by timber fencing. Lawn area. Wrap around patio area. A mixture of shrubs and bushes to borders. Well established trees. Timber sheds. Raised area with slate chippings. Wood storage area.

**Double Garage 18'9" x 18'6" (5.73m x 5.64m)**

Twin up and over vehicular doors. UPVC double glazed window to side. Power and light connected. Access to loft.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3EZ

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor -

EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

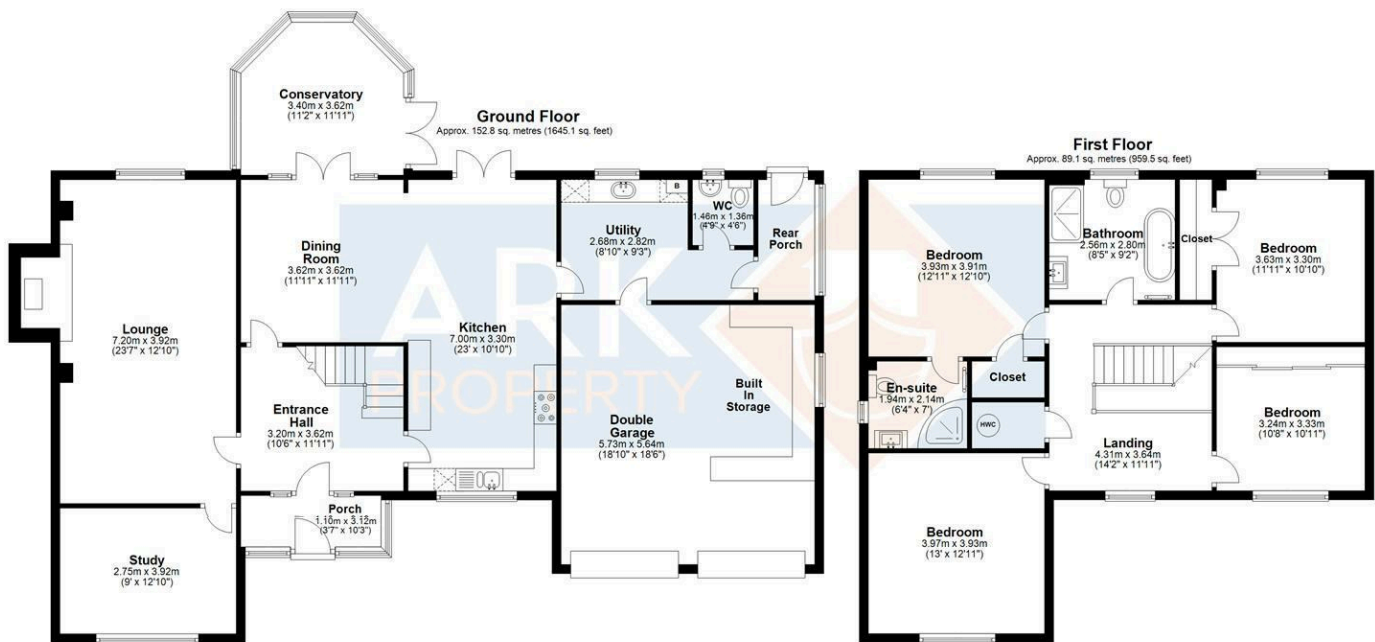
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and

do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

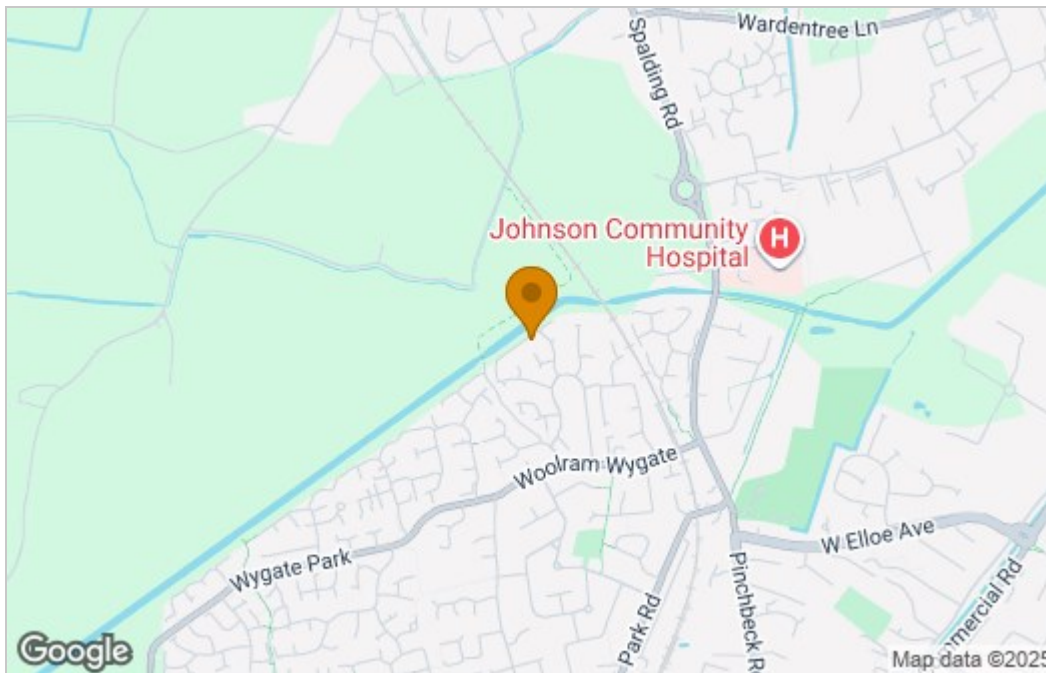
## Floor Plan



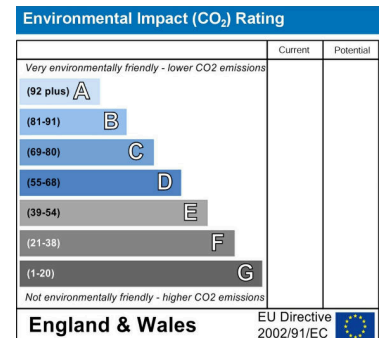
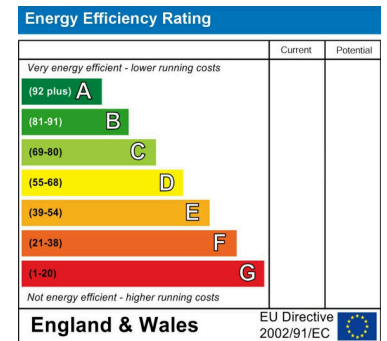
Total area: approx. 242.0 sq. metres (2604.5 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

